ADDRESS NEW OWNER:

James W. Upton *et ux.*
136 Queens Lane
Nashville, Tennessee 37218

SEND TAX BILLS TO:

SAME

MAP: 58-14; *PARCEL:* 71; *TRACT:* 226-A

BOOK 10105 PG 285

WARRANTY DEED

For and in consideration of the sum of Ten ($10) Dollars, cash in hand paid, and good and valuable considerations, receipt of which is hereby acknowledged, **ENCHANTED HILLS, INC.**, herein the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto the said **JAMES W. UPTON and wife, RENA M. UPTON**, the **GRANTEES** herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the First Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 71 on Tax Map 58-14, and being more particularly described as follows:
>
> Beginning at an iron pin set at the common rear corner of Lots 226 and 227, Enchanted Hills, Section 10, recorded in Book 4460, Page 39, R.O.D.C., Tennessee; thence,
>
> 1. With the common line between Lots 226 and 227 Extended, S 81 degrees, 30'57"E, 60.35 feet to an iron pin set in the center of Parcel 71; thence
>
> 2. With the center of Parcel 71, S2 degrees, 18'W, 62.69 feet to an iron pin set; thence,
>
> 3. S85 degrees, 44'W, 60.40 feet to an iron pin set at the common corner of Lots 225 and 226; thence,
>
> 4. With the easterly line of Lot 226, N2 degrees, 18'E, 76.10 feet to the point of beginning and containing 4,164 square feet.
>
> Being a part of the same property conveyed to Enchanted Hills, Inc. by deed recorded in Book 4049, page 449, R.O.D.C., Tennessee.

This is part of the improved property known as 136 Queens Lane, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And GRANTOR does covenant with the said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise

herein set out. And GRANTOR further covenants and binds itself and its heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 26 day of June, 1996.

SELLER: **ENCHANTED HILLS, INC.**

By Marshall N Ragan

Title President

BOOK 10105 PG 286

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marshall N. Ragan, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of ENCHANTED HILLS, INC., the within named bargainor, a corporation, and that Marshall N. Ragan, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Marshall N Ragan, as such President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 27th day of June, 1996.

Barbara M. Daniels
NOTARY PUBLIC

My commission expires: 5-23-98

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $438.14.

AFFIANT

SWORN to and subscribed before me, this 27th day of June, 1996.

NOTARY PUBLIC

My commission expires: 3/25/00

THIS INSTRUMENT PREPARED BY:

Julian W. Blackshear, Jr.
Attorney at Law
Fifth Floor, 208 Third Avenue, North
Nashville, Tennessee 37218

c:mw:\deeds\WDHayesD

01193586

95 JUL -1 PM 1:14

REGISTER

PICK-UP

3777 37.00 0.00 CHECK 13:53

BOOK 10105 PG 288

QUEENS LANE

ENCHANTED HILLS SEC. II
BOOK 4460 PAGE 184 R.O.D.C.

ENCHANTED HILLS SEC 10
BOOK 4460 PAGE 39 R.O.D.C.

220 221 222 223 224 225 226 227 228 229 230

JAMES W. UPTON

TRACT NO. 226-A
AREA: 4,164 SQ. FT.

I.P.(W) I.P.(W)

N2°18'E 76.10'

S89°44'W 60.40'

62.69'

S2°18'W 60.35'

S2°30'51"E

I.P.(W) I.P.(W)

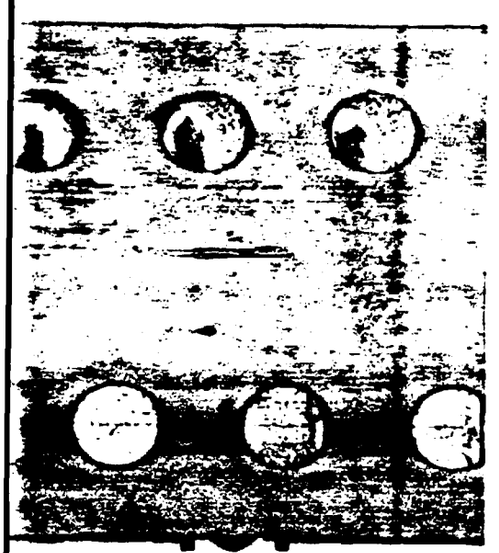
PARCEL 71 TAX MAP 58-14

ROGER H. FUQUA
REGISTERED LAND SURVEYOR
TENNESSEE NO. 502

BOUNDARY SURVEY TRACT NO. 226-A
TO BE CONVEYED TO JAMES W. UPTON
BEING A PART OF PARCEL 71 ON TAX MAP 58-14
METRO. NASHVILLE-DAVIDSON COUNTY TENN.
SCALE: 1" = 100'
MAY 24, 1996
76-005

RAGAN-SMITH-ASSOCIATES INC.
315 WOODLAND ST.
NASHVILLE TENN. 37206





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10105 PG 289

CO	CONVEYANCE	CC	CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	MORTGAGE	REL	RELEASE	CO TX	- STATE TAX CONVEY
WD	WARRANTY DEED	UCC	UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	TRUST DEED			PRFEE	- PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 438.14
				CON TX 1.63
				PRFEE 1.00
				WDEED 16.00
				TOTAL 18.63
				CHECK 18.63
			07/01/96 01	13:16 0001 9797

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0198586
IDENTIF. & REFERENCE

96 JUL -1 PM 1:14

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 1057537